

# Income and Expenses for 22 Orchard Terrace



	22 Orchard Terrace Current	22 Orchard Terrace 6/1/2024 - 5/25/2025
LIST PRICE	\$769,000	\$769,000
LOT SIZE	0.108	0.108
ZONING	RH	RH
YEAR BUILT	1899	1899
FINISHED SQFT.	2,434	2,434
METERS (ELECTRIC / GAS)	2/2	2/2
<b>PRICE PER SQUARE FOOT</b>	<b>\$316</b>	<b>\$316</b>
# UNITS	2	2
<b>PRICE PER UNIT</b>	<b>\$384,500</b>	<b>\$384,500</b>
# BEDROOMS	6	6
<b>PRICE PER BEDROOM</b>	<b>\$128,167</b>	<b>\$128,167</b>
Unit 1 (3 BR 1.5 Bath)	\$2,800 (3 BR)	\$3,000 (3 BR)
Unit 2 (3 BR)	\$2,650 (3 BR)	\$3,200 (3 BR)
	\$50 (Laundry)	\$50 (Laundry)
		\$200 (Garage-projected)
<b>AVERAGE RENT PER UNIT</b>	<b>\$2,750</b>	<b>\$3,225</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$917</b>	<b>\$1,075</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$5,500</b>	<b>\$6,450</b>
<b>ANNUAL INCOME</b>	<b>\$66,000</b>	<b>\$77,400</b>
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$13,703	\$13,703
Insurance*	\$2,000 (estimated)	\$2,000 (estimated)
Trash Expense*	\$600 (estimated)	\$600 (estimated)
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	\$432	\$432
Electric	Tenants	Tenants
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$1,230	\$1,230
Maintenance*	\$1,000 (estimated)	\$1,000 (estimated)
City Inspection	\$220	\$220
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$19,685</b>	<b>\$19,685</b>
<b>NET OPERATING INCOME</b>	<b>\$46,315</b>	<b>\$57,715</b>
<b>EXPENSE RATIO</b>	<b>29.83%</b>	<b>25.43%</b>
<b>CAP RATE</b>	<b>6.02%</b>	<b>7.51%</b>

\*Estimated

The above information is deemed reliable but is not guaranteed - some figures may be estimated